

**PFOA Board of Directors Meeting
July 3, 2016
Minutes**

All board members and the PF manager were present.

Minutes from the June meeting were previously approved via e-mail and have been posted to the PFOA website.

Timber Sale

The Board is awaiting Bill Berrigan's communication of costs for

- Felling
- Limbing
- Slash removal
- Transporting logs to mill
- Forest clean-up

and the name of a contractor who will do the work.

Upon receipt of the information the Board will meet (likely in-person and phone-in) to determine whether to proceed.

If the decision is to proceed, the Board will schedule a special meeting of the members to vote on an assessment to cover the cost ("special budget") of the work.

- Meeting must be announced by email or USPS no less than two weeks in advance.
- Should also be posted on PFOA website and Facebook.

The meeting announcement will also include a summary of the proposed assessment.

Pursuant to RCW 64.38.025(3), the proposal is ratified unless expressly rejected by a majority of owners, either in person at the meeting or by proxy: "Unless at that meeting the owners of a majority of the votes in the association are allocated or any larger percentage specified in governing documents reject the budget, in person or by proxy, the budget is ratified, whether or not a quorum is present." RCW 64.38.025

The assessment will apply to all lots, whether they participate in the sale or not, both to cover the costs of thinning the common areas, and because all owners will benefit from improving our forest's health, reducing the fire danger, and retaining our Firewise designation.

Water System Maintenance

The Board approved replacement of the midstream and top pump station flow meters. Cost is expected to be around \$4000. Data from the flow meters should allow us better to locate water leaks.

By-Laws Revision Project

Kent and Robin have gone through all by-laws, cross-referencing them with the RCW's that relate to HOA's. Within the next two weeks Robin will send out an annotated copy of the by-laws, reflecting K and R's sense the by-laws that need revision in order to comply with the RCW's.